044.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	838,400 / 838,400
					USE VALUE:	838,400 / 838,400
					ASSESSED:	838,400 / 838,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		HAMLET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUMAS JOHN
Owner 2:	LA FAUCI JOHN
Owner 3:	
Street 1:	49 HAMLET ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MINGLE JOSEPH J-KATHLEEN M -
Owner 2:	-
Street 1:	49 HAMLET ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,010 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Vinyl Exterior and 1674 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4010.000	406,200		432,200	838,400
Total Card	0.092	406,200		432,200	838,400
Total Parcel	0.092	406,200		432,200	838,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.84 | /Parcel: 500.8

Legal Description

User Acct 31030

GIS Ref

GIS Ref

Insp Date 11/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 044.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	406,200	0	4,010.	432,200	838,400	838,400	Year End Roll	12/18/2019
2019	101	FV	332,600	0	4,010.	459,300	791,900	791,900	Year End Roll	1/3/2019
2018	101	FV	332,600	0	4,010.	335,000	667,600	667,600	Year End Roll	12/20/2017
2017	101	FV	332,600	0	4,010.	291,800	624,400	624,400	Year End Roll	1/3/2017
2016	101	FV	332,600	0	4,010.	248,500	581,100	581,100	Year End	1/4/2016
2015	101	FV	295,600	0	4,010.	243,100	538,700	538,700	Year End Roll	12/11/2014
2014	101	FV	295,600	0	4,010.	199,900	495,500	495,500	Year End Roll	12/16/2013
2013	101	FV	295,600	0	4,010.	190,200	485,800	485,800		12/13/2012

!3739!

PRINT

Date	Time
12/10/20	18:54:17

LAST REV

Date	Time
04/09/19	14:50:06
apro	
3739	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINGLE JOSEPH J	40214-231		7/30/2003		490,000	No	No		
	14095-435		10/1/1980		88,500	No	No		Y

USER DEFINED

Prior Id # 1:	31030
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/10/2009	Meas/Inspect	336	PATRIOT
12/22/2003	MLS	HC	Helen Chinal
3/7/2000	Mailer Sent		
3/3/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4010		Sq. Ft.	Site		0	80.	1.35	1									432,240						432,200	

Total AC/HA: 0.09206 | Total SF/SM: 4010 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 432,240 | Spl Credit | Total: 432,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN & RED		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27724004
Const Adj.:	1.00326765
Adj $ / SQ:	160.177
Other Features:	89338
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	455363
Depreciation:	49179
Depreciated Total:	406183

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

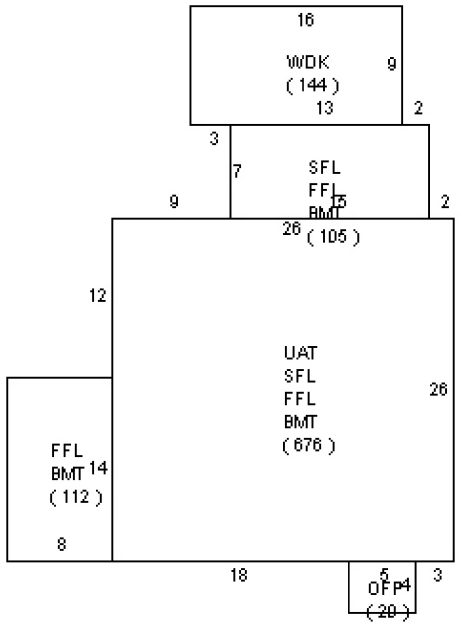
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.19
Special Features:	0	Val/Su Net:	140.07
Final Total:	406200	Val/Su SzAd	242.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	893	48.050	42,911
FFL	First Floor	893	160.180	143,038
SFL	Second Floor	781	160.180	125,098
UAT	Upper Attic	169	64.070	10,828
WDK	Deck	144	12.990	1,870
OFP	Open Porch	20	44.140	883

Net Sketched Area:	2,900			Total:	324,628
Size Ad	1674	Gross Are	3407	FinArea	1674

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	